



City of Greenville

Notice of Administrative Decision for Application # CU 16-56

This public notice is mailed to property owners within 300 feet of the subject property

Property Address: 1322 E WASHINGTON ST B1 (TMS#: 004800-07-01102)

Application: Conditional Use Permit to establish a beauty salon in a C-1, Neighborhood Commercial District

Decision: Approved

Conditions:

- 1) The Conditional Use Permit is limited to the Applicant, Bobbi Gregory, and the business known as "Glam Salon," and is not transferrable.
- 2) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

By application filed 1/27/16 the Applicant, Bobbi Gregory dba "Glam Salon" requested a Conditional Use pursuant to Section 19-2.3.6, *Conditional Use Permit* and Section 19-4.1, *Table of Uses*, of the Greenville City Code to establish a salon in a C-1, Neighborhood Commercial District. Notice was mailed to property owners within 300 feet of the subject property on January 28, 2016.

Findings:

- The use complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of Section 19-4.3, *Use Specific Standards*.
- The infrastructure capacity is adequate to serve the conditional use.
- The use complies with the standards for granting a special exception:

The use is consistent with the comprehensive plan. The Future Land Use Map of the City's comprehensive plan designates the area as "Mixed-Use Neighborhood."

The use is compatible with the character of surrounding lands. There are several spas and salons in the immediate area of E Washington St, though the zoning districts change along the corridor. Salons are only required to have a conditional use permit in C-1 districts; however, the nature of this particular C-1 district already includes businesses that serve a greater area than surrounding neighborhoods.

There are no adverse impacts associated with the design of the use.

Appeal:

Any person believing that the administrator erred in its decision has the right to appeal the decision to the City of Greenville Board of Zoning Appeals. The appeal form and fee must be submitted to the Planning and Development office within 10 business days after the decision is made, and must state the reasons he or she believes the decision is illegal, either in whole or in part.

Conditional Use Permit:

The Conditional Use Permit issued to the Applicant is required to be maintained with other posted occupancy information on the premises, available to city inspectors.

General Information:

The appropriate responsible party must obtain any necessary permits, certificates and/or licenses from the City of Greenville Permits and Licenses Office before beginning work, occupying premises, or starting a business.

Failure to comply with any conditions prescribed in conformity with the City of Greenville Code of Ordinances (Land Management), when made part of the terms under which this Conditional Use is granted, shall be deemed a violation of the City Code, punishable under penalties established by City Code.



Nathalie Schmidt, AICP
Development Planner

2/18/2016

Date



**CONDITIONAL USE PERMIT
CITY OF GREENVILLE, SOUTH CAROLINA**

*A copy of this permit must be kept on premises at all times, available to City inspectors.
For more information, contact the Planning and Development office at City Hall, 864.467.4476.*

This Conditional Use Permit (CU 16-56) authorizes the following zoning activity, subject to the conditions listed below, as regulated in the Greenville City Code, Sections 19-2.3.6, *Conditional Use Permit*, and 19-4.1, *Table of Uses*:

BEAUTY SALON

Property location: **1322 E WASHINGTON ST B1 (TMS#: 004800-07-01102)**

Conditions:

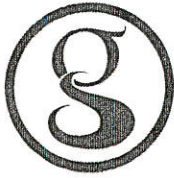
- 1) The Conditional Use Permit is limited to the Applicant, Bobbi Gregory, and the business known as "Glam Salon," and is not transferrable.
- 2) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

Nathali Schmidt

ISSUED THIS 18th DAY OF February, 2016.

PLANNING & DEVELOPMENT DIVISION

Application # CW 16-56 Fees Paid _____
Date Received: 1-27-2016 Accepted by _____
Date deemed complete _____ App Deny Conditions _____



APPLICATION FOR CONDITIONAL USE CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*:

**Operator of the proposed use;
permit may be limited to this entity.*

Name

Title / Organization

APPLICANT'S REPRESENTATIVE:

(Optional)

Name

Title / Organization

MAILING ADDRESS:

PHONE:

EMAIL:

PROPERTY OWNER:

MAILING ADDRESS:

PHONE:

EMAIL:

PROPERTY INFORMATION

STREET ADDRESS:

TAX PARCEL #:

ACREAGE:

ZONING DESIGNATION:

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be submitted to the planning and development office during normal business hours.
2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a conditional use). See also **Section 19-2.3.6, Conditional Use Permit**, for additional information. You may attach a separate sheet addressing these questions.
3. For conditional use requests for nightclubs/bars, event venues, or businesses operating after midnight, the applicant must also submit the **Zoning Compliance Application for Establishments Serving Beer, Wine, or Liquor**.

4. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

5. You must attach the required application fee: \$250.00

6. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant and advise them to withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is _____ or is not _____ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Guenda D. Bishop
01-27-2016

APPLICANT SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

**Applicant Response To
Section 19-2.3.6(D), Standards – Conditional Use Permit**

(You may attach a separate sheet)

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of **Section 19-4.3, Use Specific Standards**.

Full Service Salon - Square Footage (2464 sq. feet) (A1) (1181 sq. feet) (A2)
Hours of operation Tues.- Fri. 10:00 AM - 6:20 PM Sat 10:00 AM - 4:00 PM

2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

The capacity to serve the proposed area is
adequate

276
ROAD

WASHINGTON STREET
★ SITE
BOYCE SPRING AVE.
CLEVERLYNE AVENUE

LOCATION MAP (NOT TO SCALE)

FILED FOR RECORD IN GREENVILLE
COUNTY, SOUTH CAROLINA
10.03.02 RECORDED IN PLAT
BOOK 4202030388
JUDY G. HIX

LEGEND
N/C = Not in Plan Found, P/S = Per Plan Set, RM = Railroad Right-of-Way
N/A = Not a Part of, P/A = Part of, M/L = Main Line, OT = Other Than
Water Meter, M/L = Main Line, S/S = Storm Sewer, R/C = Railroad
Water Valve, CO = Sanitary Sewer Connection

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA
MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH
CAROLINA, AND DOES NOT EXCEED THE REQUIREMENTS FOR A
CERTIFICATE OF TITLE SURVEY. I AM A LICENSED LAND SURVEYOR
NOT ENGAGED IN ADJOINING PROPERTY AND ADJOINING PROPERTY
IS NOT SHOWN ON THIS SURVEY. THIS SURVEY IS FOR THE PURPOSES
OF THE PLAT AND THE PROPERTY IS SUBJECT TO ANY EASEMENTS &
RESTRICTIONS ON RECORD.

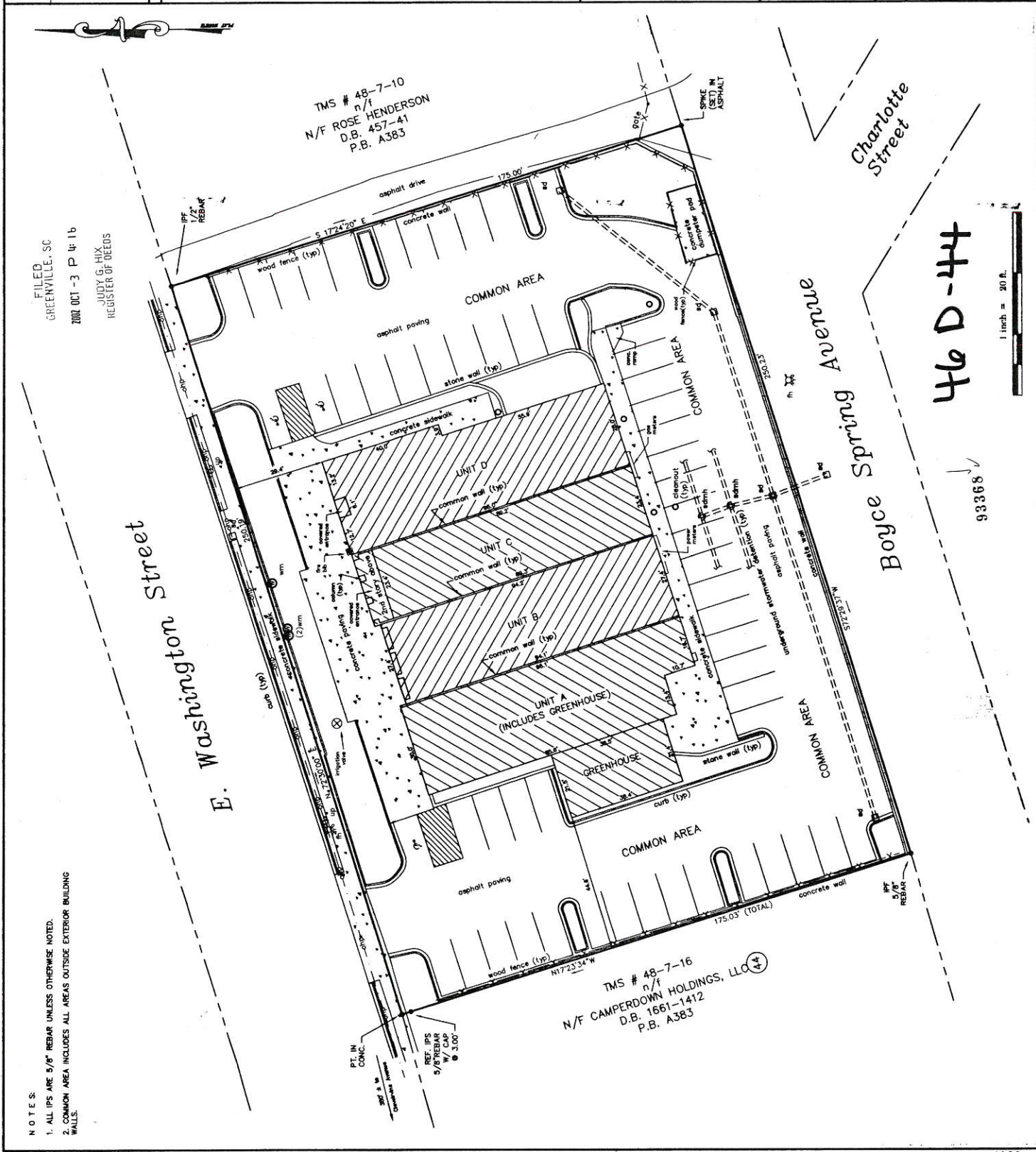
THOMAS P. DOWLING
S.C. PLS # 14006
TMS # 48-7-11 SHPL 16
1.00 AC. (GROSS INCL. ALL R/W'S)
PLAT FOR

PARK SQUARE
CONDOMINIUM ASSOCIATION

CITY OF GREENVILLE
GREENVILLE COUNTY, SOUTH CAROLINA

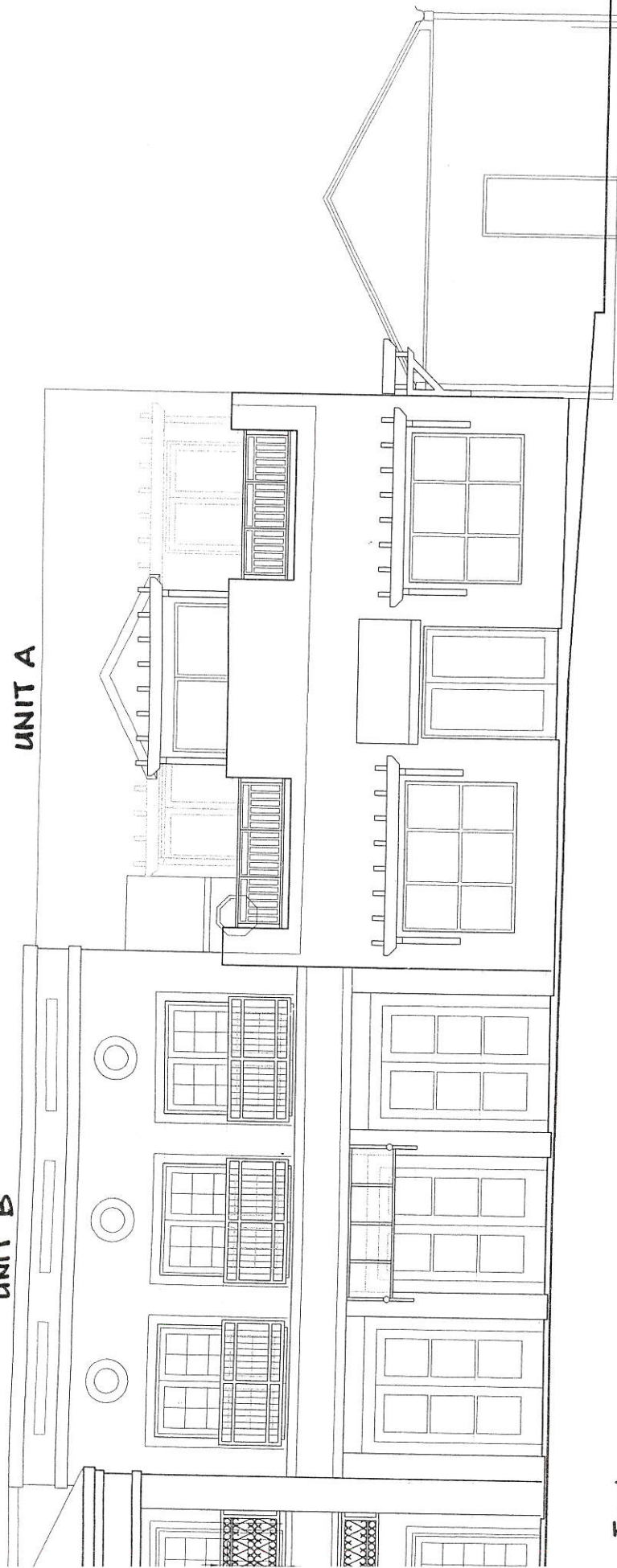
THOMAS P. DOWLING
210 E. PARK AVENUE
GREENVILLE, SC 29601
(864) 370-1556

PA REF 437-48
DR REF 1948-308
TMS # 48-7-11 THRU 15
DATED 10/2/02 BY 22702
PLAT BOOK 42030388
SHEET 1 OF 1



UNIT B

UNIT A



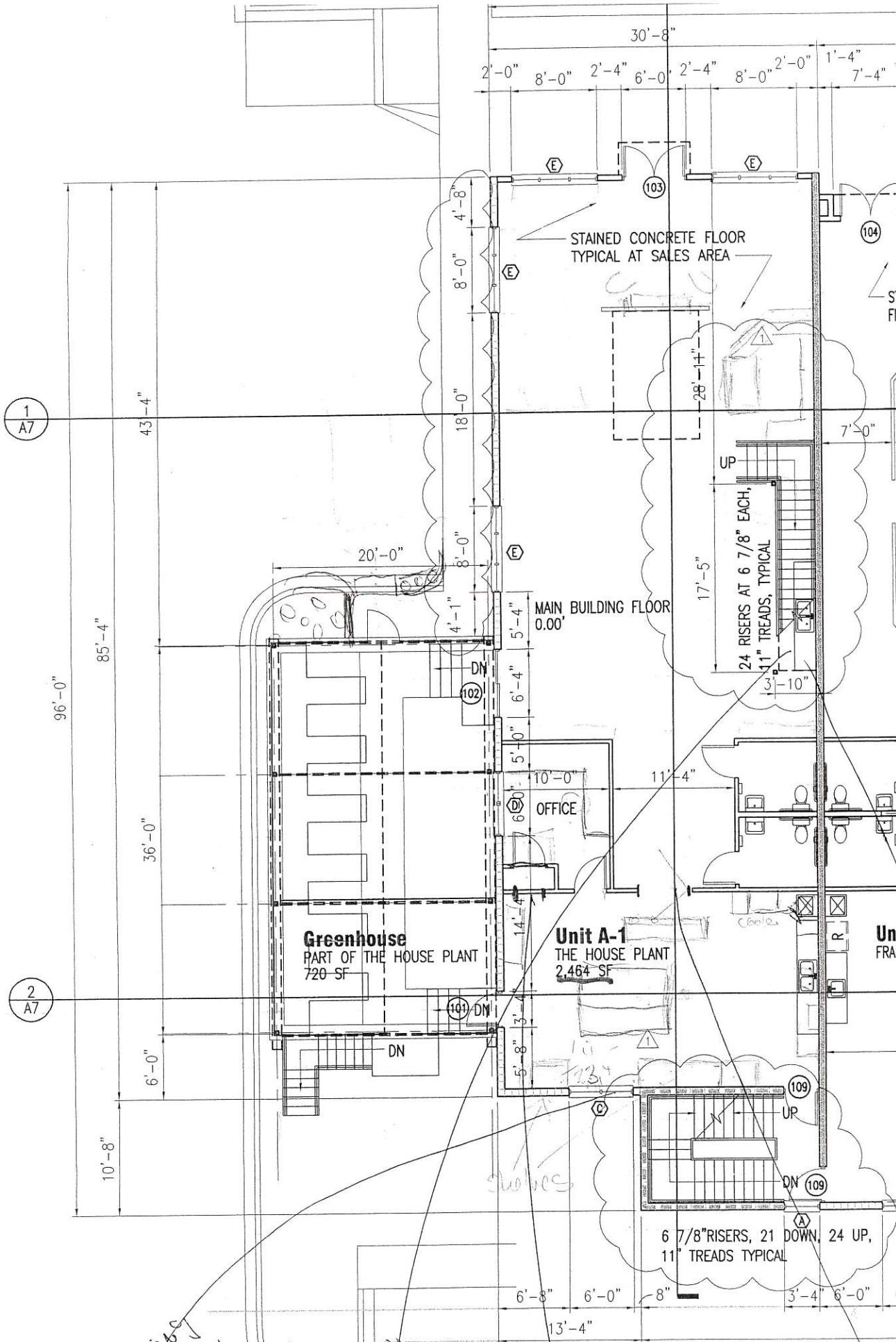
Front
Elevation

e: 3/16" = 1'-0"

SHED/GREENHOUSE

Davidson +





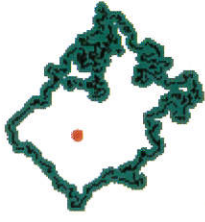
1
A1

Lower Level Plan

Scale: 1/8" = 1'-0"



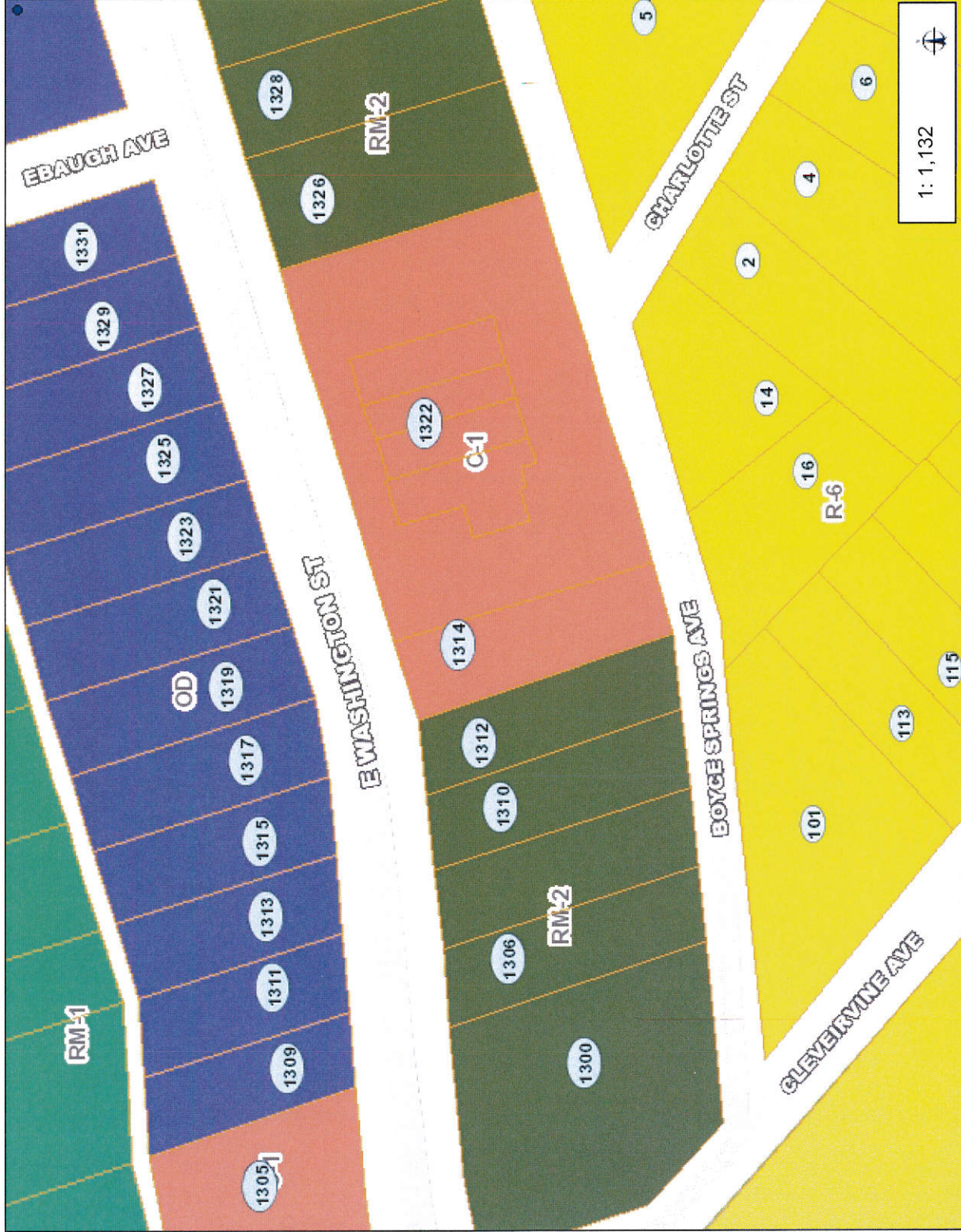
ZONING - 1322 E Washington St



Legend

- Parcels with Ownership**
- Zoning**
- C-1, Neighborhood Commercial District
 - C-2, Local Commercial District
 - C-3, Regional Commercial District
 - C-4, Central Business District
 - I-1, Industrial District
 - OD, Office and Institutional District
 - PD, Planned Development District
 - R-6, Single Family Residential District
 - R-9, Single Family Residential District
 - RDV, Redevelopment District
 - RM-1, Single- and Multi-Family Residential
 - RM-1.5, Single- and Multi-Family Residential
 - RM-2, Single- and Multi-Family Residential
 - RM-3, Single- and Multi-Family Residential
 - S-1, Service District
- City of Greenville Limits**

Notes



This map is user generated from the City of Greenville's MapIT 2.0 intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable and should be appropriately used with caution. Contact the GIS Division for all questions pertaining to the MapIT 2.0 program and data.

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